

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, April 14, 2014
City Hall, Room 210
4:00 p.m.

MEMBERS PRESENT: Chairperson Roger Retzlaff, Ald. Mark Steuer, Jeanine Mead, Chris Naumann, Jacqueline Frank, Susan Ley

NOT PRESENT: Dave Boyce

ALSO PRESENT: Bill Meindl

The meeting was called to order by Roger Retzlaff at 4:00 p.m.

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve March 10, 2014 Minutes

Motion made by Ald. Steuer to approve the March 10, 2014 Minutes, seconded by Jacqueline Frank. All in favor. Motion carried.

- b. Modify and adopt agenda

Motion made by Chris Naumann to approve the agenda, seconded by Ald. Steuer. All in favor. Motion carried.

2. DESIGN REVIEWS

- a. Review and discuss renovations at 409 N. Broadway

Property owner, Jeff Knutson, appeared to discuss the renovation project. He plans on converting this building into 8 (possibly less) townhouses, ranging from 1200 to 1800 square feet. The downstairs could be a shop area with the owner living above the next two floors, or they could live in all three floors.

There is courtyard between Bertrand's Sport Center and this building, with about 11 or 12 feet between the buildings. Fire escapes will remain. The type of railings is still to be determined. An existing pipe railing might be code compliant with respect to open area if the platform is no more than two feet above the adjacent surface. The existing cornices will be repaired.

Motion made by Chris Naumann to approve the renovations at 409 N. Broadway, seconded by Jacqueline Frank.

Roger proposed amending the motion to include the following: treat the railings and balustrades so they have the same design (with lower cross bar) all around the building; make improvements that will enhance marketability and historic character of the building (to cornice, railings, platforms, supports, opaque infill of openings). Amendment accepted by Chris Naumann.

All in favor. Motion carried.

3. **REPORTS:** None.

4. **CORRESPONDENCE:** None.

5. **CONTINUING BUSINESS**

a. 2014 Awards Nominations and next steps

Motion made by Ald. Steuer to open the floor for nominations and public input, seconded by Susan Ley. All in favor. Motion carried.

List of Nominations:

Jefferson Court – 125 S. Jefferson Street

This building was saved from becoming a parking lot and is now on the National Registry.

Glass Nickel Pizza Co – 416 Dousman Street

This property goes back to the original Leurquin block. The Leurquin block consists of four buildings, this being the newest, probably post-war rather than pre-war (1941 or 1942). When the façade was recently removed, beautiful ornate ceramic tile was discovered underneath. The pizza ovens actually warm the building. The four apartments above are rented out. The ghost sign on the outside of the building has been restored. This would be an adaptive use nomination.

Fort Howard Elementary School Log Cabin – 520 Dousman Street

It was a group effort to restore this building. It was originally built in the 1970's as a class project using historic structure standards. James Hayward was originally involved in this project. It was built in celebration of the 1976 U.S. Bicentennial. This would be a culturally significant nomination.

House of Homebrew – 408-410 Dousman Street

Two years ago, a car went through the façade. A new brick façade was added which was very close to the original intent of the building. The original transom is now exposed. It has beautiful storefront windows. This is one of the older buildings in the district. It won a

state Main Street award for best historic preservation façade improvement. This would be a significant socially or architecturally nomination.

Adams Street Garage – 118 S. Adams Street

This was probably built in the 1930's as an auto showroom. It reopened as an office building last summer. The façade was restored. It is a three story building. This would be an adaptive reuse nomination.

Packers Heritage Trail Plaza

This would be nominated as contributing to Green Bay's identity in a unique way.

Funky Monkey – 405 W. Walnut Street

This will be considered for an award next year. They are in the process of planning a renovation of the theater.

Watermark – 115 Pine Street

This was built in 1957. This would be an adaptive reuse nomination.

Platten Place

Jason Tschantz submitted this nomination as an endangered historic property. Chris Naumann said it is a contributing building in the district. Roger asked if there is more substantive information about how the building contributes historically to the city. Chris Naumann will gather this information.

Economic Development Department

Roger nominated the Economic Development Department for its work regarding historic preservation. They secured development for the Northland Hotel and were instrumental in the passage of the historic tax credits from the state. The Economic Department works to make older properties available for development in the downtown area. They understand the value of historic preservation to the life and culture of the city.

Motion made by Ald. Steuer, seconded by Chris Naumann, to give awards to all the nominations: Jefferson Court, Glass Nickel Pizza, the Fort Howard Elementary School Log Cabin, House of Homebrew and the Economic Development Department.

Two in favor (Steuer, Naumann), three against (Ley, Frank, Mead), one abstention (Retzlaff).

Discussion about keeping the nominations to a minimum, with some of the buildings named this year being considered for next year.

At this point, newly elected Alderman, David Nennig, arrived.

Motion made by Jeanine Mead to approve Jefferson Court, Economic Development Department and House of Homebrew for awards, seconded by Susan Ley.

Three in favor, two against (Steuer, Naumann), one abstention (Retzlaff).

Motion carried.

The Commission agrees that the other properties could be considered for awards next year.

Chris Naumann will gather information about House of Homebrew. Roger will gather information about Jefferson Court and Ald. Steuer will handle Economic Development. Roger will contact Andy, the Chief-of-Staff, regarding a May 20 award date to be held during the council meeting.

6. NEW BUSINESS

a. City Raze and Repair and Demolitions

Discussion regarding upcoming demotions on Main Street, in preparation for the East River Trail, a house on Smith Street and the cinder block building behind Titledown Brewery.

b. Review March building activity report

A motion to receive and place on file the March building report was made by Susan Ley, seconded by Ald. Steuer. All in favor. Motion carried.

7. OTHER ANNOUNCEMENTS, CORRESPONDENCE AND NEWS

8. NEXT MEETING DATE

The next meeting date of May 12, 2014 at 4:00 p.m. was confirmed.

9. ADJOURNMENT

A motion to adjourn was made by Ald. Steuer, seconded by Chris Naumann. All members voted in favor of the motion. Motion carried.